

## CENTER CITY FOCUS AREA EXISTING RESIDENTIAL DENSITIES

### **3 dwelling units/net acre (6 dwelling units/net acre cluster with special use permit)**

RS-2 (*Braxton Court, Mimosa Drive, Newport Avenue west of South Boundary*)

### **8 dwelling units/net acre**

RDT (*Matthew Whaley Area – Scotland, North Henry*)

RM-1 (*South Henry between South Boundary and Mimosa*)

LB-1 (*City Square area – North Boundary, Scotland, North Henry, Lafayette*)

### **14 dwelling units/net acre**

B-1 (*Richmond Road/Merchants Square area*)

### **Existing Residential Densities (units/gross acre unless noted)**

Note: Uses in ***bold italic*** are located in the Center City Focus Area

***King & Queen Apartments, 732 Scotland Street – 60.5 units/acre (26 units)***

***Sacalis Building, Prince George Street – 54.5 units/acre (6 units)***

Ludwell Apartments, Rolfe Road – 26.5 units/acre (118 units)

Spring Road Apartments, Mt. Vernon Avenue – 22.7 units/acre (114 units)

***Scotland Street Townhouses, 417-425 Scotland Street – 22.2 units/acre (8 units)***

Jamestown Commons, Lake Powell Road – 21.8 units/acre (12 units)

***Boundary Street Townhouses, 301 North Boundary Street – 19.0 units/acre (4 units)***

Spring Garden Apartments, Mt. Vernon Avenue – 16.9 units/acre (20 units)

Peppertree, 1203 Jamestown Road – 16.3 units/acre (40 units)

Indian Spring Apartments, Indian Spring Road – 15.4 units/acre (14 units)

***Kinnamon Townhouses, North Boundary Street – 13.5 units/acre (9 units)***

Patriot III Condominiums, Patriot Lane – 12.9 units/acre (44 units)

Shellis Square, Merrimac Trail – 12.7 units/acre (63 units)

***Glazener Apartments, 403 South Boundary Street – 12.5 units/acre (3 units)***

Parkway Apartments, Merrimac Trail – 12.3 units/acre (148 units)

***Court Square Townhouses, 501-511 South Boundary Street – 12.2 units/acre (6 units)***

Bristol Commons, Ironbound Road – 12.1 units/gross acre; 13.2 units/net acre (110 units)

Barclay Square, Merrimac Trail – 12 units/acre (48 units)

Colonial Pines Apartments, Merrimac Trail – 11.9 units/acre (132 units)

Colonial Towne Apartments, Merrimac Trail – 11.4 units/acre (148 units)

***Campus Court Apartments, 708 South Henry Street – 11.3 units/acre (10 units)***

Tyler Court Townhouses, Tyler Street – 10.9 units/acre (10 units)

Priorslee, Merrimac Trail – 10.9 units/acre (57 units)

Julia Ann Apartments, Mt. Vernon Avenue – 10.7 units/acre (52 units)

Clinton Gardens Apartments, Mt. Vernon Avenue – 10.6 units/acre (80 units)

***Glazener Apartments, 702 South Henry Street – 9.8 units/acre (4 units)***

Townhomes at Skipwith, Governor Berkeley Road – 9.6 units/acre (12 units)

Village at Woodshire, Merrimac Trail – 9.3 units/acre (252 units)

***WRHA, Blayton Building (Scotland Street) – 9.3 units/acre (38 units)***

Westgate Condominiums, Patriot Lane – 9.1 units/acre; 10.3 units/net acre; (108 units)

***Counselor's Close, South Boundary Street – 8 units/acre (51 units)***

Claiborne, Richmond Road – 8 units/acre; 8 units/net acre (118 units)

WRHA, New Hope Road – 7.9 units/acre (28 units)

Wyndham Plantation, Parkway Drive – 6.5 units/acre; 7.7 units/net acre (100 units)

Woodland Condominiums, Woodmere Drive – 7.6 units/acre (44 units)

***Digges Building, 510-520 South Henry Street – 6 units/acre (4 units)***

Holly Hills Carriage Homes, Brookwood Drive – 4.1 units/acre; 5.3 units/net acre; (62 lots)

The Oaks, South Henry Street – 4 units/acre (56 units)

Brandywyne, Capitol Landing Road – 3.8 units/acre; 5.1 units/net acre; (79 lots)

***WRHA, Mimosa Drive – 2.9 units/acre (14 units)***

WRHA, Strawberry Plains – 2.7 units/acre (61 lots – includes existing houses)

WRHA, Highland Park – 2.5 units/acre (24 units)

Longhill Woods, Longhill Road – 2.2 units/acre (45 lots)

Richmond Hill, South Henry Street – 2 units/acre; 2.7 units/net acre (16 lots)

Piney Creek, Waltz Farm Drive – 2 units/acre (107 lots)

Port Anne, South Henry Street – 1.6 units/acre (112 lots)

Holly Hills, Jamestown Road – 1.4 units/acre (168 lots)

Savannah Green, Waltz Farm Drive – 1.3 units/acre; 2.4 units/net acre (37 lots)